



Sherwood West Preliminary Concept Plan

A long range look at our future.

Community Advisory Committee Meeting Packet

FOR

**November 19, 2015
6:30-8:30 PM**

**City of Sherwood
Community Room
22560 SW Pine Street
Sherwood, Oregon**



Sherwood West Preliminary Concept Plan

A long range look at our future.

**City of Sherwood
SHERWOOD WEST PRE-CONCEPT PLAN COMMUNITY ADVISORY COMMITTEE
City of Sherwood Community Room, City Hall
22560 SW Pine Street
Sherwood, OR 97140**

**November 19, 2015
6:30 – 8:30 PM**

AGENDA

- 1. Welcome**
- 2. Agenda Review**
- 3. Community Feedback**
- 4. Final Preferred Concept Plan**
- 5. Implementation and Funding Tools**
- 6. Final Plan Document Comments**
- 7. Public Comment**
- 8. CAC Response and Closing Comments**
- 9. Next Steps**
- 10. Adjourn**

*Meeting documents may be found online at www.sherwoodoregon.gov/sherwoodwest
or by contacting the Planning Department at 503-925-2308.*



November 19th, 2015, 6:30 – 8:30 pm
Community Room, City Hall
22560 SW Pine Street
Sherwood, OR 97140

AGENDA

Time	Subject	Lead	Action Requested
6:30	Welcome Agenda Review	Brad Kilby, Planning Manager Kirstin Greene, Cogan Owens Greene	
6:35	Community Feedback	Anais Mathez, Cogan Owens Greene	
6:50	Final Preferred Concept Plan	Martin Glastra van Loon, SERA Architects	Review and discuss
7:15	Implementation and Funding Tools	Lorelei Juntunen, ECONorthwest	Review and discuss
7:30	Final Plan Document Comments	Kirstin Greene	Submit final changes
7:45	Public Comment	Community	Up to two minutes per person, time allowing
7:55	CAC Response and Closing Comments	CAC Members	
8:15	Next Steps	Brad Kilby	
8:30	Adjourn		

More at www.sherwoodoregon.gov/sherwoodwest.com Thank you!





MEETING SUMMARY

Members Present

Hella Betts
 Anthony Bevel
 Dennis Christen
 Tom Day
 Patrick Franco
 Kennedy Hawkins
 Marney Jett
 Rick Panel
 Jamie Stasny
 Ida Wilks

Members Absent

Patrick Allen
 Nathan Claus
 Jon Kurahara
 Diann Mathews
 Marvin Mandel
 Sally Robinson
 Jean Simson
 John Wyland

Staff Present

Brad Kilby, Planning Manager
 Connie Randall, Associate Planner
 Bob Galati, City Engineer
 Kirstin Greene, Cogan Owens Greene
 Anais Mathez, Cogan Owens Greene
 Martin Glastra van Loon, SERA Architects
 Lorelei Juntunen, ECONorthwest

Conversation summarized by conversation or topic area.

Welcome/Announcements

- Brad Kilby, City of Sherwood, welcomed the community to the final phase of the process.
 - A public open house planned on Oct 22nd. The event will present the hybrid concept plan and will be located in the new Sherwood Center for the Arts building.
 - The final CAC meeting is scheduled for Nov 19th.
- Brad explained that the plan is not intended to be an adopted document, but to serve as the foundation for future discussion and refinement. It does not define zoning or address density, but does establish the types of land uses and general locations. Additional work will be needed in the refinement planning phase to make sure appropriate regulations and design standards are established.

Agenda/Schedule/Project Updates

- Kirstin Greene, Cogan Owens Greene, introduced herself. She discussed what makes Sherwood communities great, valued and cherished, and notes the City’s appreciation for continued guidance and feedback. She reiterated that there are just a couple meetings left in this planning process. She reviewed the committee’s

progress to date, noting that the following tasks have been completed: technical analyses, identification of core values, review of existing conditions and natural features, development of preliminary alternatives, and completion of two community surveys.

- Kirstin noted that plan was fairly well received at the Sept 8th Planning Commission Meeting. The Commission liked the size and location of open space and recreation areas in relation to the residential and school locations. There were some concerns about retail in terms of the amount and location.
- Kirstin finished by reviewing the project schedule.

Community Feedback

- Anais Mathez, Cogan Owens Greene, reviewed survey results.
 - Committee members confirmed that the planning period was 50 years and inquired about the type of schools might be included in the plan.
 - Anais responded that the school facilities would be established by the needs of the Sherwood School District based on their enrollment forecasts.

Draft Hybrid Plan

Martin Glastra van Loon, SERA Architects, talked about his analysis of the landform as a means to understand the character and identity of Sherwood West. Martin described each feature, asking “*how are we going to fit new neighborhoods into this landscape?*” He divided the area into 4 districts and provided a brief overview of each:

1. North end district:

- Area anchored by the school.
- Synergy created between the neighborhood node and the school.
- Park feature is extended towards the northeast and the athletic field.
- Trails designed to connect through parks (dotted green line), powerline corridor, down to the chicken creek.
- Another park is proposed on the west side of Elwert.
- Residential densities are designed to be reduce toward the edges of the district and on steeper slopes. Residential densities are indicated with color variation.

2. Far west district:

- Realignment of Edy/Elwert is continued in this portion of the plan with the intent to serve western districts by mitigating impacts to wetland area and reducing cut-through traffic.
- The realignment is expected to have less impact on the natural environment and initial cost estimates indicate that it would be more cost-effective as the improvements would be shorter and smaller in scale.
- The realignment would also likely deter freight traffic while maintaining a fairly direct connection to Scholls-Sherwood Rd.

3. West district:

- Realignment of Edy/Elwert created the opportunity for another residential district.
- Two mixed use centers are proposed: a larger one on the southern end near church and at the crossroads of a parallel route that ties in with the realignment; and a smaller mixed use area at Handley Street will serve existing and future neighborhoods. It is walking distance from Edy Ridge.
- The steep topography on the west end lends itself to more dispersed housing. Housing intensities are represented with darker orange on the plan.

- The plan also identifies the planned and funded intersection improvement at the Elwert/Kruger/99W intersection.
4. **Southwest district:**
- A parallel street is proposed to continue along the contours to connect the southwest district to Chapman Road.
 - This district includes the gateway district idea envisioned in the SE corner of district. Considering housing along Hwy 99 is not ideal, hence the potential for a gateway to be located there.
 - A park is situated on the saddle between two hilltop residential areas.
 - The hilltop park would have big views, similar to Synder Park.

Funding and Implementation

- Lorelei Juntunen, ECONorthwest, presented an overview of potential funding tools explain that her analysis was driven by answering the following questions:
 - (1) Where do you start so this can be implemented in the most cost effective way?
 - (2) What funding tools and public resources are available and which would be most useful?
 - (3) What are the implications and near term actions?
- Four tools rose to the top: General Obligation Bonds; Supplemental System Development Charge (SDC); Local Improvement District; and Utility Fee. Lorelei explained each tool and how it is typically used.

Phasing

Bob Galati, City Engineer, presented the potential phasing for the plan, stressing that this was his opinion only.

- Phase A (The area north of Kruger Rd, south of Edy Rd) includes all needed infrastructure and is the most logical place to start construction. Phase A2 would be a minor addition with minimal additional costs. His main question is: *what's going to drive development area next? Upper area or lower area?* It's important to price everything out first.
- Phases B1 and B2 (located south of Kruger Rd to Chapman Rd), are next based on cost of infrastructure development. One drawback is that the sanitary system must be extended through the Brookman area. The line is in master plan but relies on the Brookman area coming into the City.
- Bob noted the cost difference between the two Edy/Elwert realignment options. A straight line would be more of a fill-project, and also includes the cost of wetland mitigation. A bridge connecting either end would requires no mitigation or ROW costs. Whereas a bridge across would be 250 ft, the fill for a straight-shot realignment would be nearly 2000 ft long.
- The school district and need for additional school facilities will essentially drive the need to improve the road.
- Phase D is all predicated on the capacity of the water system. It can be really expensive, and is last on the chart.
 - A committee member asked: What type of bridge?
 - Bob answers that it could be a structural or a fly-over bridge.

Lorelei concluded with the criteria needed to evaluate potential funding tools. She noted that the Transportation Development Tax (TDT) is a Washington County funding source that is in place and available for eligible projects, including some on the map. MSTIP is also a metro-controlled funding source. Implementation of the plan will require a combination of tools.

Goals and Evaluation Criteria

Kirstin reviewed goals and evaluation criteria previously developed by the committee and discussed how the proposed hybrid plan met each criterion.

Group Discussion

CAC discussion points are summarized below:

- Clarified that Bob is the City Engineer.
- Raised concern about traffic along Elwert in the hybrid plan. That intersection would need to be moved south or north near the church because there is a backlog near the church. Also concerned about the park at the top, the transportation part needs to be reevaluated.
 - Bob acknowledged that the layout of the location of the roundabouts may need to be reevaluated and the intersection may need to be changed.
- The biggest problem is getting Edy and Elwert worked out correctly with the wetlands.
 - Brad agreed that this is definitely a big issue, noting that cost, impact to environment, what does it do to traffic, what will it be used for, and what the community desires are all important factors that need to be considered.
- Do you have a sense of the ecological impact of the fill treatment versus the bridge?
 - Bob responded that an elevated roadway with a retaining wall would require mitigation in a 3-2-1 ratio and purchasing more land to balance that. Bridge impact would require less, only need to mitigate areas the size of the pylons.
- Clarified that the sewer line through Brookman can't happen unless Brookman happens.
 - Bob responds that ideally it would go WITH development.
- What is the phase for the nubbin at the edge of the Edy/Elwert realignment?
 - Bob responds that it is in Phase C. This follows the storm and sewer masterplan.
- What would you do with that tearing up of the street?
 - Bob responded that they could get a credit for restoring wetland area.
- Generally like the plan, but concerned with the little extra nubbin of "gateway" designation near the church.
 - Martin mentioned that area was once residential, but not sure that houses would be good along 99.
 - Lorelei commented that the gateway district is different than mixed-use, with different numbers and types of uses.
- The wildlife refuge is the other gateway. This new gateway could connect the other end of town.
- Really likes the plan and think the process has done a good job of listening to this group. The lack of survey responses to date are likely due to the fact that this is not urgent. It's a 50 year plan. Two additional comments: (1) The gateway plan will go better than expected. Sherwood has a cool vibe to it. (2) Traffic is a huge issue. It is a paramount issue to keep truckers on Hwy 99.
- We should allow flexibility in our definition of the gateway district.
- I like the plan, but how do you pay for this?
 - Lorelei responded that no one solution will take care of the budget. What are the suite of tools to be used? It will not happen without some political will or some champions. It will require some new revenue to be applied and partnership between developers and property owners. It is important to lay a great foundation for a plan that has buy in and that we agree on is a helpful piece in the funding conversation. In the end, there are a few pieces of critical construction projects that must be built FIRST before anything else.
- Like the connectivity and placement of parks.
 - What is a tot lot?

- Really small parks for kids but they do not transition well and are hard to maintain.
- Like the idea of the school by Roy Rogers. I live on Chicken Creek and every time the city lays down asphalt it becomes really steep near the shoulder and she can't move her tractor in and out of the road. Likes the nature trails but thinks we need bike paths.
- Patrick: Really liked what Martin brought together and Bob's phasing plan.
- Martin: In conversations with the school board, they are not conclusive, but gut feeling is that we might need another one. Where would that make the most sense?
- Patrick: When would the school be phased in?
 - Bob: The school can drive county funding and get a higher ranking for a roadway improvement by recognizing the area is going to develop and we are going to need road improvements. When the school district decides that the school is going in, that road WILL get done.

Brad asked the committee if they had ideas on how to increase participation in the planning process and upcoming survey.

- Develop a packet of 20 questionnaires to everyone in the room to give their neighbors.

Public Comment

Kirstin opened discussion up to the floor.

- Stuart: ODOT said that the highway is above capacity. Their answer was to take mass transit or bike. Traffic is growing everywhere, but there are no plans to handle it. With an additional 10,000-13,000 people, where are they going to shop? We need a place for people to shop. Sherwood has always been a bedroom community. What is the balance between residential and commercial?
- Bob Schlicting: Agreed with a lot with the transportation comments. His family owns a property at the intersection of Roy Rogers and Scholls Sherwood and he is very concerned about the traffic volume. Realignment might put more pressure on Scholls-Sherwood Rd. We must consider a better connection to the metro area. He is glad to see that the school will not go on that busy corner. Regarding the athletic fields, it is a huge property. Also, that is an extremely WINDY bowl. He is concerned about the vision of the whole thing being too suburbia. The plan has some good elements, but does not see the mixed use and commercial value. He would rather see jobs in the area so people don't have to travel very far. He would like to see more excitement in this plan so that Sherwood is more than just a suburb.
- Mr. Eck: Recommends that we take the time and do this plan right, with transportation as one of the main concerns.
- Mr Rainken: Appreciates all the effort and is anxious to see what Lorelei can put together. It's one thing to look at it from a bird's eye view, but we need to look into the weeds here. He would like to see Bob's analysis included here. The Edy/Elwert reconfiguration is going to be problematic, and encourages the CAC to look carefully at that.
- Adrienne: Library manager in Sherwood. We're going to need a library service building! Recommends a community center with a library annex. Families want to be able to WALK to the library. Sherwood might have potential for an outpost that's well connected to walking paths.
- Anne: When she saw this map she had concerns because there was a red dot on her friend's house and she is not sure what that means.
 - Brad reminded her that no one is forcing anyone to leave or develop their property and the plan simply illustrates potential uses in general locations at this time. Actual roadway alignments would be established during the refinement planning process after an area is brought into the Urban Growth Boundary.

CAC Response

- It is imperative that we get more input. I didn't even think about a library.
- Regarding finances, Mayor Charlie just developed an idea the other day: implement a \$20,000 fee to a developer that tears down a good house. That's how we could make some extra money – through demolition fees.

Closing Comments/Adjourn

Brad reminded the room of the Open House on October 22nd and the final CAC meeting on November 19th. Brad adjourns the meeting at 8:30pm.



Thank you for taking the time in advance of our November 19th, 2015 meeting to review the Sherwood West Preliminary Concept Plan. This document is a reflection of the planning process to date, and will benefit from your final feedback.

You are welcome to keep the draft document and submit any comments or edits below, or you may mark up your plan and hand it in. **Please submit this worksheet or your marked-up plan at the meeting on November 19th, 2015.** If you need more room on this worksheet, you may add additional pages or transmit them via email to Connie Randall at RandallC@sherwoodoregon.gov

I. Acknowledgements

General Comments or Specific Edits:

II. Purpose

General Comments:

Page No. *Specific Edits*

<hr/>	<hr/>

III. Planning Process

General Comments:

Page No. *Specific Edits*

<hr/>	<hr/>

IV. The Sherwood Growth Story

General Comments:

Page No. *Specific Edits*

<hr/>	<hr/>

V. Sherwood West

General Comments:

Page No. *Specific Edits*

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

VI. Sherwood West Preliminary Concept Plan

General Comments:

Page No. *Specific Edits*

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

VII. Sherwood West Phasing and Funding Strategy

General Comments:

Page No. Specific Edits

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

VIII. Looking Ahead

General Comments:

Page No. Specific Edits

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

IX. Appendices

General Comments:

Page No.

Specific Edits

<i>Page No.</i>	<i>Specific Edits</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Other Notes:

Thank you!